16 0 K 2 4 2 / 30

Mr. William E. Hammond Zoning Commissioner Room 109, County Office Building Towson, Maryland 21204

RE: Case No. 80-178 A

Building Permit Application
No.

Election District &

Dear Mr. Harnmond:

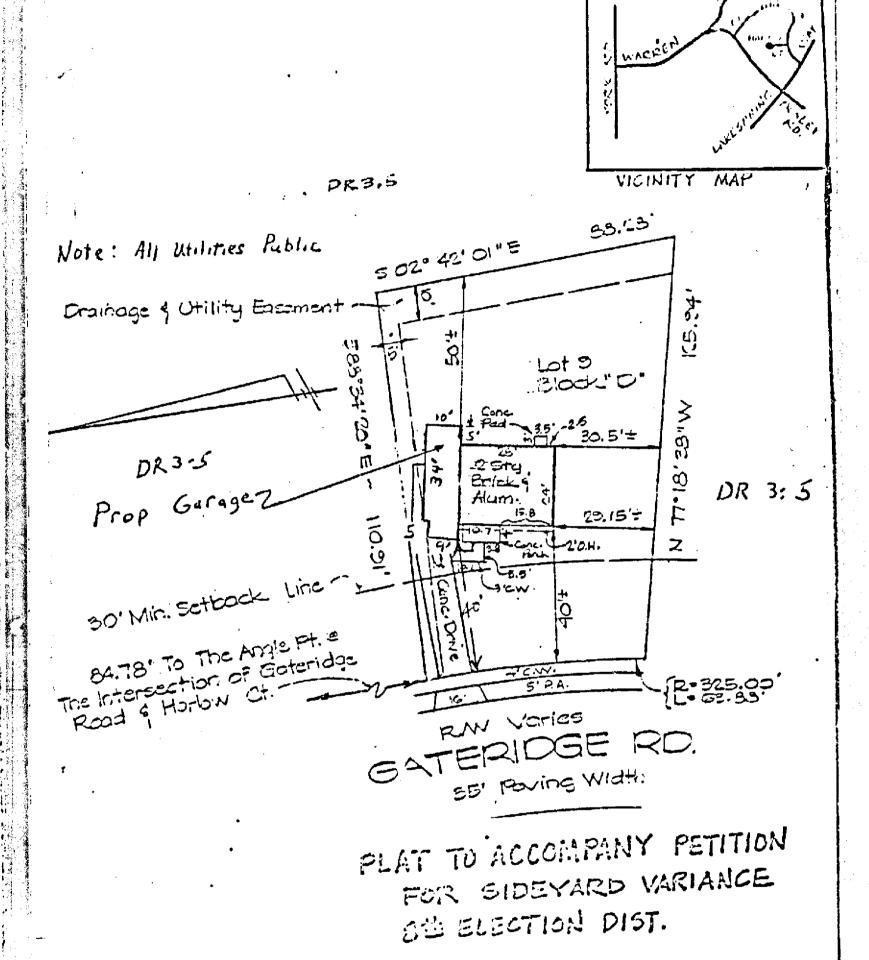
We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

Wayne D Bryont







- 1. The inclusion of a rain gutter of sufficient size so as to handle the volume of rain water draining from the roof of the garage and a downspout directing the flow away from the abutting property.
- 2. In the construction of the garage, there shall be no encreachment, by footing, roof overhange, or otherwise, into the 5 foot drainage and utility easement running parallel with and adjacent to the north property line.
- 3. Approval of said site plan by the Department of Public Works and the Office of Planning and Zoning.

#### PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

vard setback of 5' instead of the required 10'

1, or we, wayne and Neva BRYANT legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 13 02.3 B (208.3) to permit a side.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To attach a gargage on the SE side of the house (existing) 10° x 34°. I am unable to attach a gargage to the NW side or the rear of the house because of topography of the lot, mainly severe slope of 30° which does not allow enough area without major excavation at a high cost

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of County adopted pursuant to the Zoning Law For Baltimore County.

Reia a Loyant Legal Owner 666-9418 Contract purchaser Address 10563 Gatoridge Boad ..... Cockeysville, Md. 2 130

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this\_\_\_\_\_

Petitioner's Attorney

of <u>December</u>, 197 9, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

\_\_A.\_M.

FOR

RECEIVED

ORDER

RE: PETITION FOR VARIANCE W/S of Gateridge Rd., 85' N of Harlow Ct., 8th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

WAYNE BRYANT, et ux, Petitioners : Case No. 80-178-A

:::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any having date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

May Zimmernan Peter Max Zimmerman Deputy People's Counsel

John W. Dessan, 11 John W. Hessian, III People's Counsel for Baltimore County County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 22nd day of February, 1980, a copy of the aforegoing Order was mailed to Mr. and Mrs. Wayne D. Bryant, 10563 Gateridge Road, Cockeysville, Maryland 21030, Petitioners.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE February 29, 1980

Zoning Commissioner of Baltimore County.

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Commodari Chairman

MEMBERS Bureau of Department of Traffic Engineering State Roads Commission Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Industrial

Zoning Administration

Mr. & Mrs. Wayne D. Bryant 10563 Gateridge Road Cockeysville, Maryland 21030

RE: Item No. 117 Petitioner-Wayne D. Bryant, et ux Variance Petition

Dear Mr. & Mrs. Bryant:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct a garage to the side of the existing dwelling within five feet of the side property line in lieu of the required 10 feet, this Variance is required.

Particular attention should be afforded to the comments to the Department of Permits and Licenses.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Zoning Plans Advisory Committee

Enclosures

NBC:hk

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

cc: R. Morton J. Wimbley U-SW Key Sheet 65 NE 1 Pos. Sheet NE 17 A Topo 52 Tax Map

January 24, 1980

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #117 (1979-1980) Property Owner: Wayne D. & Neva A. Bryant E/S Gateridge Rd. 85' S. Harlow Ct. Existing Zoning: DR 3.5 Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'. Acres: 0.194 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item. General:

This property, which comprises Lot 9, Block D of Plat 2, Section I and Section II, Springdale, recorded O.T.G. 31, Folio 147, is on the west side of Gateridge Road, approximately 85 feet north of Harlow Court; the indicated "north arrow" is incorrect.

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreements 86504 and 86610, executed in conjunction with the development of Springdale.

There are 10 and 5-foot utility easements within this property as indicated. The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within County rights-of-way and utility easements.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 117 (1979-1980)

Chief, Bureau of Engineering

END: EAM: FWR: ss

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS

February 20, 1980

The state of the s

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on the following items of the Zoning Advisory Committee Meeting of December 18, 1979: ITEMS 117, 119, 120, 121, 122, and 124.

> Very truly yours, Michael S. Flanigan Engineer Associate II

MSF/hmd



Mr. & Mrs. Wayne D. Bryant

Cockeysville, Maryland 21030

Petitioner Wayne D. Bryant, et wx

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building

111 W. Chesapeake Avenue

WILLIAM E. HAMMOND

Chairman, Zoning Plans

Advisory Committee

Zoning Commissioner

Towson, Maryland 21204

Your Petition has been received and accepted for filing this 18th

19563 Gateridge Road

of December

Petitioner's Attorney

DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE AND COUNTY HEALTH OFFICER

February 5, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #117, Zoning Advisory Committee Meeting of December 18, 1979, are as follows:

> Property Owner: Wayne D. & Nova A. Bryant E/S Gateridge Rd. 85' S Harlow Ct. Location: Existing Zoning: Proposed Zoning:

D.R. 3.5 Variance to permit a side setback of 5' in lieu of the required 10'.

Acres: District:

Metropolitan water and sewer exist; therefore, the proposed garage should not pose any health hazard.

Very truly yours, BUREAU OF ENVIRONMENTAL SERVICES

LJF/fth

Persuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of \_\_\_March\_\_, 1980, that the herein Petition for Variance to permit a side yard setback of 5 feet in lieu of the required 10 feet, for the expressed purpose of erecting an enclosed garage 10 feet wide and 34 feet in depth along the north side of the existing dwelling, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The inclusion of a rain gutter of sufficient size so as to handle the volume of rain water draining from the roof of the garage and a downspout directing the flow away from the abutting property.
- In the construction of the garage, there shall be no encroachment, by footing, roof overhange, or otherwise, into the 5 foot drainage and utility easement running parallel with and adjacent to the north property line.
- Approval of said site plan by the Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County



PAUL H. 1 "NCKE CHIEF

्राच्यासम्बद्धाः स्टब्स्यास्य स्टब्स्यास्य । स्टब्स्यास्य स्टब्स्यास्य स्टब्स्यास्य स्टब्स्य

January 24, 1980

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Wayne D. and Neva A. Bryant

E/S Gateridge Rd. 85' S Harlow Ct.

Item No:

Zoning Agenda: Meeting of 12/18/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_
- EXCEEDS the maximum allowed by the Fire Department. ( ) 4. The site shall be made to comply with all applicable parts of the
- Fire Prevention Code prior to occupancy or beginning of operations. (x ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976
- ( ) 6. Site plans are approved as drawn.

Edition prior to occupancy.

( ) 7. The Fire Prevention Bureau has no comments, At this time.

Variance Description

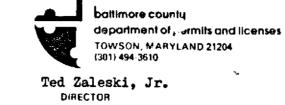
intersection of Gateridge Read and Harlow Court. Being Lot #9, Block "D" as shown on plat of "Springdale", recorded in the land

records of Baltimore County in Plat Book 31, Folio 147. Also known

Located on the west side of Gateridge Road, 85' + north of the

Special Inspection Division

as 10563 Gateridge Road.



January 8, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 117Zoning Advisory Committee Meeting, December 18, 1979 are as follows:

Property Owner: Wayne D & Neva A. Bryant E/S Gateridge Road 85' S Harlow Court Existing Zoning: D.R. 3.5

Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'.

District:

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Euilding Code (B.O.C.A.) 1970 Edition and the 1971 Supplement. and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- Permits shall be required.
- D. Building shall be upgraded to new use requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or ingineer's original seal will be required to file an application for a building permit.
- X G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line. A 3/4 hour fire rated wall is required when the distance from an interior first line is less than 6'-0.
- Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_
- No Comment.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours, Charles E. Burnham. Chief

CEB: rrj



STEPHEN E. COLLINS DIRECTOR

February 20, 1980

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

ITEMS 117, 119, 120, 121, 122, and 124.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on the following items of the Zoning Advisory Committee Meeting of December 18, 1979:

> Michael' S. Flanigan Engineer Associate II

## BACTIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner February 22, 1980 John D. Seyffert, Director

Office of Planning and Zoning Petition No. 80-178 A Item 117 SUBJECT\_

> Petition for Variance for side yard setback West side of Gateridge Road, 85 feet North of Harlow Court Petitioner - Wayne Bryant, et ux

Eighth District

HEARING: Tuesday, March 11, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing 200 Sheet FUNCTION date by date by date by date by Descriptions checked and outline plotted on map Petition number added to outline Denied Granted by ZC, BA, CC, CA Revised Plans: Change in outline or description\_\_\_\_Yes Previous case:

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received this the day of December, 19

\*This is not to be interpreted as acceptance of the Petition for assignment of a

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

RECEIVED FOR FILING

ORDER

WILLIAM E. HAMMOND ZONING COMMISSIONER

March 14, 1980

Mr. & Mrs. Wayne D. Bryant 10563 Gateridge Road Cockeysville, Maryland 21030

> RE: Petition for Variance W/S of Gateridge Road, 85' N of Harlow Court - 8th Election District Wayne D. Bryant, et ux -Petitioners NO. 80-178-A (Item No. 117)

Ö

Dear Mr. & Mrs. Bryant:

I have this date passed my Order in the above referenced matter in accordance with the attached.

> WILLIAM E. HAMMOND Zoning Commissioner

Very truly yours.

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

MEVISED PLAN"

alle of Paralle & Zollie

JUL 22 1 180

CERTIFICATE OF POSTING ZONING DE

EPARTMENT OF	BALTIMORE	COUNTY
Towson, M	aryland	

District B	Date of Posting 2/24/80
Posted for: LEACHAIL for the Action of the A	4
Posted for: Italian for Caracana Petitioner: 16 april Brigant Caracana Location of property: 74/5 Settinday	d. 85'N of
Location of property:	<u></u>
Harlow Ct.	( 4 / /
Verlow (t. Location of Signs: / rent of property	U0565 Delenstel
Remarks:	71/4/0-
Posted by <u>Glan</u> Geleman Date Signature	of return:
1 regn	

PETITION FOR VARIANCE

ZONIY: Petition for Variance for side yard setback LOCATION: West side of Gateridge Road, 85 feet North of Harlow Court DATE & TIME: Tuesday, March 11, 1980 at 9:30 A.M.,
PUBLIC J. ARIN' Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson
Maryland

Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 5 feet instead of the required 10 feet

The Zoning Regulation to be excepted as follows:

Section 1802.3B (208.3)—side yard setbacks

All that parcel of land in the Eighth District of Baltimore County Located on the west side of Gateridge Road, 85'± north of the intersection of Gateridge Road and Harlow Court, Being Lot #9, Block "D" as shown on plat of "Springdale," recorded in the land records of Baltimore County in Plat Book 31. Folio 147. Also known as 10663 Gateridge Road.

Being the property of Wayne Bryant, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, March 11

plan filed with the Zoning Department.
Hearing Date: Tuesday, March 11, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner Zoning Commissioner of Baltimore County Feb. 21.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., February 21 , 19 80 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., OFFICE TO COUNTY n more one time \_\_\_\_\_\_ some ession weeks before the \_\_llth\_\_\_\_\_ day of \_\_\_\_Marcb\_\_\_\_\_, 19 &Q\_, the publication appearing on the 21st \_\_\_\_day of \_\_Aebruary.\_\_\_\_ 19.80.. THE JEFFERSONIAN,

Cost of Advertisement, \$\_\_\_\_\_\_

BALTIMO	RE COUNTY, MARYLAND	No. 85626
	FINANCE EVENUE DIVISION NEOUS COST RECEIPT	(A)
MISOELLA	INEOUS COST RECEIPT	
ATE Fab	TURTY 12, 1980 ACCOUNT	01-662
4	AMOUNT \$	25.00
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ROM:	Wayne D. Bryant	
OR: FI	ling Fee for Case No. 80-1	78 <b>-A</b>
	and the second of the second o	

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 86333
DATE March 11, 1980 ACCOUNT	01-662
AMOUNT	\$43.13
RECEIVED Wayne Bryant	
FOR: Advertising and Posting	for Case No. 80-178-A
1867 92 MAR 11	43.13 ms
VALIDATION OF SIGNA	TURE OF CASHIER



PETITION FOR VARIANCE 8th District Zoning: Petition for Variance zoning: retition for variance for side yard setback. Location: West side of Gateridge road, 85 feet north of This is to Certify, That the annexed Gateridge road, 85 feet north of Harlow court.

Date & Time: Tuesday, March 11, 1980 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning act and Regulations of Baltimore County, will hold a public hearing: 1521 m was inserted in THE AGIS, a newspaper printed and published in Harford County, once in each hearing:
Petition for Variance to
permit a side yard setback of 5
feet instead of the required 10 successive The Zoning Regulation to be excepted as follows:
Section 1B02.3B (208.3) - side yard setbacks.

All that parcel of land in the
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road and Harlow court. Being
Lot No. 9, Block D, as shown on plat of "Springdale," recorded in the land records of Baltimore ounty in Plat Book 31, Folio 147. Also known as 10563 Gateridge road.

Being the property of Wayne Ryant at my as shown

PR3.5 VICINITY MAR 65.23 Note: All Utilities Public 502° 42' 01"= Drainage & Utility Essement - F- 10. 1001°C DK 3.5 30' Mir. Ectiocal Line "3" FRW Varios GATERIDGE RO. FEET Poving Width: PLAT TO ACCOMPANY PETITION

Being the property of Wayne Bryant, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date:
TUESDAY, MARCH 11, 1980
AT 9:30 A.M.

Public Hearing: Room 106,
County Office Building, 111 W.
Chespoaks avenue, Towson,

Chesapeake avenue, Towson,

WILLIAM E. HAMMOND

Md. BY ORDER OF

FOR SIDEYARD VARIANCE 6色 ELECTION DIST.

SCALE: 14-70

16 0 K 2 4 2 / 30

Mr. William E. Hammond Zoning Commissioner Room 109, County Office Building Towson, Maryland 21204

RE: Case No. 80-178 A

Building Permit Application
No.

Election District &

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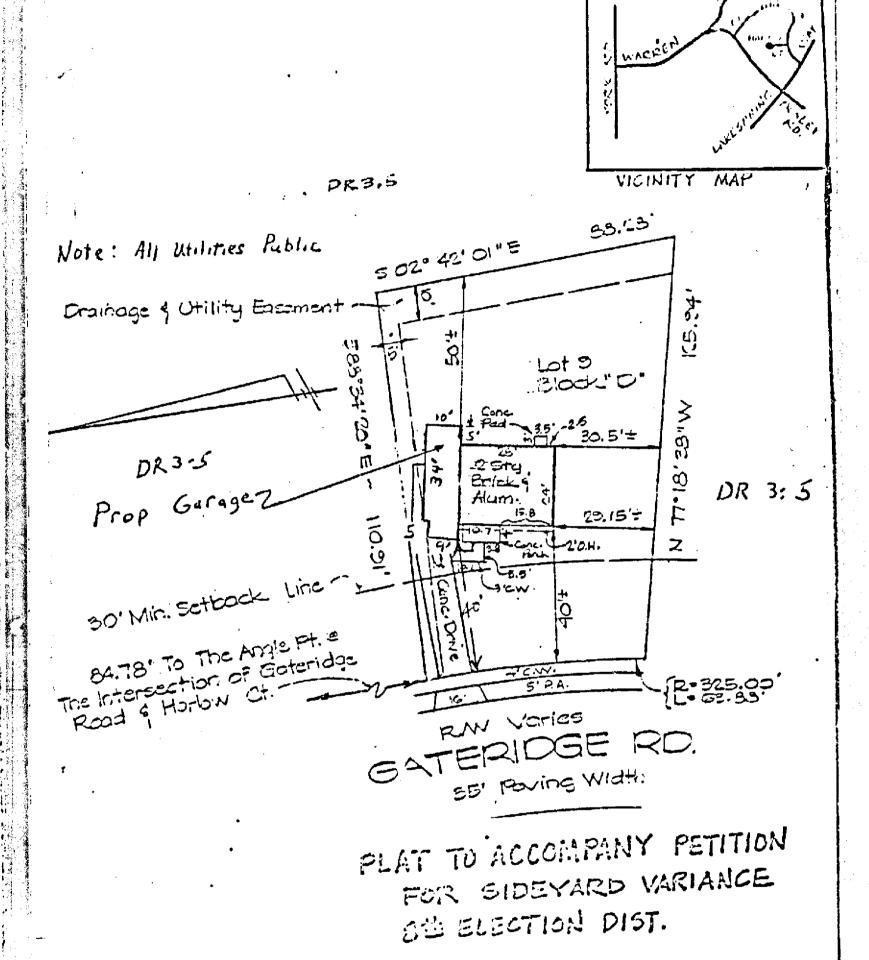
We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

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Reia a Loyant Legal Owner 666-9418 Contract purchaser Address 10563 Gatoridge Boad ..... Cockeysville, Md. 2 130

Protestant's Attorney

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Petitioner's Attorney

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\_\_A.\_M.

FOR

RECEIVED

ORDER

RE: PETITION FOR VARIANCE W/S of Gateridge Rd., 85' N of Harlow Ct., 8th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

WAYNE BRYANT, et ux, Petitioners : Case No. 80-178-A

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ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

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May Zimmernan Peter Max Zimmerman Deputy People's Counsel

John W. Dessan, 11 John W. Hessian, III People's Counsel for Baltimore County County Office Building Towson, Maryland 21204 494-2188

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BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE February 29, 1980

Zoning Commissioner of Baltimore County.

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Commodari Chairman

MEMBERS Bureau of Department of Traffic Engineering State Roads Commission Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Industrial

Zoning Administration

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Zoning Plans Advisory Committee

Enclosures

NBC:hk

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

cc: R. Morton J. Wimbley U-SW Key Sheet 65 NE 1 Pos. Sheet NE 17 A Topo 52 Tax Map

January 24, 1980

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #117 (1979-1980) Property Owner: Wayne D. & Neva A. Bryant E/S Gateridge Rd. 85' S. Harlow Ct. Existing Zoning: DR 3.5 Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'. Acres: 0.194 District: 8th

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There are 10 and 5-foot utility easements within this property as indicated. The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within County rights-of-way and utility easements.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 117 (1979-1980)

Chief, Bureau of Engineering

END: EAM: FWR: ss

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS

February 20, 1980

The state of the s

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on the following items of the Zoning Advisory Committee Meeting of December 18, 1979: ITEMS 117, 119, 120, 121, 122, and 124.

> Very truly yours, Michael S. Flanigan Engineer Associate II

MSF/hmd



Mr. & Mrs. Wayne D. Bryant

Cockeysville, Maryland 21030

Petitioner Wayne D. Bryant, et wx

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building

111 W. Chesapeake Avenue

WILLIAM E. HAMMOND

Chairman, Zoning Plans

Advisory Committee

Zoning Commissioner

Towson, Maryland 21204

Your Petition has been received and accepted for filing this 18th

19563 Gateridge Road

of December

Petitioner's Attorney

DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE AND COUNTY HEALTH OFFICER

February 5, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #117, Zoning Advisory Committee Meeting of December 18, 1979, are as follows:

> Property Owner: Wayne D. & Nova A. Bryant E/S Gateridge Rd. 85' S Harlow Ct. Location: Existing Zoning: Proposed Zoning:

D.R. 3.5 Variance to permit a side setback of 5' in lieu of the required 10'.

Acres: District:

Metropolitan water and sewer exist; therefore, the proposed garage should not pose any health hazard.

Very truly yours, BUREAU OF ENVIRONMENTAL SERVICES

LJF/fth

Persuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of \_\_\_March\_\_, 1980, that the herein Petition for Variance to permit a side yard setback of 5 feet in lieu of the required 10 feet, for the expressed purpose of erecting an enclosed garage 10 feet wide and 34 feet in depth along the north side of the existing dwelling, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The inclusion of a rain gutter of sufficient size so as to handle the volume of rain water draining from the roof of the garage and a downspout directing the flow away from the abutting property.
- In the construction of the garage, there shall be no encroachment, by footing, roof overhange, or otherwise, into the 5 foot drainage and utility easement running parallel with and adjacent to the north property line.
- Approval of said site plan by the Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County



PAUL H. 1 "NCKE CHIEF

्राच्यासम्बद्धाः स्टब्स्यास्य स्टब्स्यास्य । स्टब्स्यास्य स्टब्स्यास्य स्टब्स्यास्य स्टब्स्य

January 24, 1980

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Wayne D. and Neva A. Bryant

E/S Gateridge Rd. 85' S Harlow Ct. Zoning Agenda: Meeting of 12/18/79 Item No:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_
- EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, At this time.

Special Inspection Division



 No Comment. NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Comments on Item # 117Zoning Advisory Committee Meeting, December 18, 1979

E/S Gateridge Road 85' S Harlow Court

X A. Structure shall conform to Baltimore County Euilding Code (B.O.C.A.)

X B. A building permit shall be required before construction can begin.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an

F. Three sets of construction drawings with a registered Maryland Architect or ingineer's original seal will be required to file

X G. Wood frame walls are not permitted within 3'0" of a property line.

from an interior first line is less than 6'-0.

Requested setback variance conflicts with the Baltimore County

Proposed Zoning: Variance to permit a side setback of 5' in lieu of the

and other applicable codes.

Permits shall be required.

Contact Building Department if distance is between 3'0" and 6'0" of property line. A 3/4 hour fire rated wall is required when the distance

Very truly yours, Charles E. Burnham. Chief

January 8, 1980

CEB: rrj



STEPHEN E. COLLINS DIRECTOR

February 20, 1980

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on the following items of the Zoning Advisory Committee Meeting of December 18, 1979: ITEMS 117, 119, 120, 121, 122, and 124.

> Michael' S. Flanigan Engineer Associate II

# BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

WILLIAM E. HAMMOND ZONING COMMISSIONER

ORDER RECEIVED FOR FILING

March 14, 1980

Mr. & Mrs. Wayne D. Bryant 10563 Gateridge Road Cockeysville, Maryland 21030

> RE: Petition for Variance W/S of Gateridge Road, 85' N of Harlow Court - 8th Election District Wayne D. Bryant, et ux -Petitioners NO. 80-178-A (Item No. 117)

Dear Mr. & Mrs. Bryant:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours.

WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

Variance Description

Located on the west side of Gateridge Road, 85' + north of the intersection of Gateridge Read and Harlow Court. Being Lot #9, Block "D" as shown on plat of "Springdale", recorded in the land records of Baltimore County in Plat Book 31, Folio 147. Also known as 10563 Gateridge Road.

MEVISED PLAN"

alle of Paralle & Zollie

BACTIMORE COUNTY, MARYOND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner February 22, 1980 John D. Seyffert, Director Office of Planning and Zoning

Petition No. 80-178 A Item 117 SUBJECT\_

department of , armits and licenses

Office of Planning and Zoning

Existing Zoning: D.R. 3.5

Mr. William E. Hammond, Zoning Commissioner

Property Owner: Wayne D & Neva A. Bryant

required 10'.

1970 Edition and the 1971 Supplement.

application for a building permit.

an application for a building permit.

Building Code. See Section \_\_\_

The items checked below are applicable:

TOWSON, MARYLAND 21204

County Office Building

Towson, Maryland 21204

Dear Mr. Hammond:

are as follows:

District:

(301) 494-3610

Ted Zaleski, Jr.

Petition for Variance for side yard setback West side of Gateridge Road, 85 feet North of Harlow Court Petitioner - Wayne Bryant, et ux

Eighth District

HEARING: Tuesday, March 11, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab

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PETITION	MA	<b>APPI</b>	NG	PRC	OGRE	SS	SHEE	T		
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Denied										
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Previous case:		_		√lap#			_		****	.No

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received this 111 day of December, 19

\*This is not to be interpreted as acceptance of the Petition for assignment of a

JUL 22 1 160

CERTIFICATE OF POSTING ZONING

÷	DEPARTMENT	OF	BALTIMORE	COUNT
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District	Date of Posting 2/24/80
Posted for: Letitut for Careans	<u> </u>
Petitioner: Wayne Brigant C  Location of property: 74/5 Saturday	d. 85'N -6
Location of property:	
Verlow Ct.	
Location of Signs: front of property	(10563 Duleredge
itelliaras.	21/0/00
Posted by Glan Coleman Date Signature	e of return: 4 A 14 A
1 scan	

PETITION FOR VARIANCE

ZONIN' G: Petition for Variance for side yard setback
LOCATION: West side of Gateridge Road, 85 feet North of Harlow Court
DATE & TIME: Tuesday, March 11, 1990 at 9:30 A.M.
PUBLIC J. LARIN'. Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson.
Maryland

Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 5 feet instead of the required 10 feet

The Zoning Regulation to be excepted as follows:

Section 1802.3B (208.3)—side yard setbacks

All that parcel of land in the Eighth District of Baltimore County Located on the west side of Gateridge Road, 85'± north of the intersection of Gateridge Road and Harlow Court, Being Lot #9, Block "D" as shown on plat of "Springdale," recorded in the land records of Baltimore County in Plat Book 31. Folio 147. Also known as 10663 Gateridge Road.

Being the property of Wayne Bryant, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, March 11

plan filed with the Zoning Department.
Hearing Date: Tuesday, March 11, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baitimore County
Feb. 21,

## CERTIFICATE OF PUBLICATION

TOWSON, MD., February 21 , 19 &Q THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., OFFICE TO COUNTY n more one time succession weeks before the 11th day of \_\_\_\_March\_\_\_\_\_, 1980\_, thezerst publication appearing on the 21st \_\_\_\_day of \_\_Rebriary.\_\_\_\_ 19..80.. THE JEFFERSONIAN,

Cost of Advertisement, \$\_\_\_\_\_\_

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OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 86333 OFFICE OF FINANCE - REVENUE DIVISION MIÉCELLANEOUS CASH RECEIPT DATE March 11, 1980 RECEIVED Wayne Bryant Advertising and Posting for Case No. 80-178-A 1867 99MM 11 43.13 ML VALIDATION OR SIGNATURE OF CASHIER



PETITION FOR VARIANCE 8th District
Zoning: Petition for Variance
for side yard setback.
Location: West side of
Gateridge road, 85 feet north of This is to Certify, That the annexed Gateridge road, 85 feet north of Harlow court.

Date & Time: Tuesday, March 11, 1980 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning act and Regulations of Baltimore County, will hold a public hearing: Bun was inserted in THE AGES, a newspaper printed and published in Harford County, once in each hearing:
Petition for Variance to
permit a side yard setback of 5
feet instead of the required 10 successive The Zoning Regulation to be excepted as follows:
Section 1B02.3B (208.3) - side yard setbacks.

All that parcel of land in the
Eighth District of Baltimore County

Located on the west side of
Gateridge road, 85' M/L north
of the intersection of Gateridge
road and Harlow court. Being
Lot No. 9, Block D, as shown on

plat of "Springdale," recorded in the land records of Baltimore

in the land records of Baltimore county in Plat Book 31, Folio 147. Also known as 10563 Gateridge road.

Being the property of Wayne Bryant, et uz, as shown on plat plan filed with the Zoning Department.

Hearing Date:

TUESDAY, MARCH 11, 1990

AT 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson,

Chesapeake avenue, Towson,

Md BY ORDER OF

BY ORD WILL	ER OF IAM E, HAMMOND Zoning Commissioner of Baltimore County			
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